

# STEPHEN & CO.

CHARTERED SURVEYORS

## 01934 - 621101

ESTATE AGENTS

VALUERS

AUCTIONEERS

BLOCK MANAGEMENT

Established 1928



## 2, COOMBES WAY, BIDDISHAM, BS26 2RL

### £425,000

Located in a small cul de sac and rarely available in this highly sought after semi rural position with excellent access to the A38 and M5 Motorway at Edithmead (Junction 22)

An extended Detached Bungalow with 3 Bedrooms (1 En Suite), large Lounge/Diner, double glazing, electric warm-air heating, garage & parking and gardens. The property is offered with No Onward Chain.

**13 WATERLOO STREET, WESTON SUPER MARE, BS23 1LA**

**[www.stephenand.co.uk](http://www.stephenand.co.uk)**

**[post@stephenand.co.uk](mailto:post@stephenand.co.uk)**



**Accommodation:**

(with approximate measurements)

**Entrance:**

Double glazed front door to:-

**Hall:**

Cloaks cupboard. Access to part boarded loft space with light.

**Lounge:**

20' x 13'9 max (6.10m x 4.19m max)

Fire surround. TV point. Sliding doors to:-

**Kitchen/Diner:**

19'7 x 19' max (5.97m x 5.79m max)

L shaped with a range of wall and base units with roll edge worksurfaces over. 1.5 bowl single drainer enamel sink unit. Fitted double oven and 5 ring hob with extractor hood over. Integrated dishwasher. Plumbing for a washing machine. Tiled splashback. TV and telephone points. Sliding patio doors to Rear Garden.

**Bedroom 1:**

15'9 x 10' (4.80m x 3.05m)

Fitted wardrobes. TV point. Store cupboard. Sliding Patio doors to Rear Garden. Door to:-

**En Suite:**

Walk-in cubicle with remote controlled shower. Vanity wash basin and low level WC. Tiled splashback. Extractor.

**Bedroom 2:**

14'2 x 10'9 max (4.32m x 3.28m max)

Fitted wardrobes. TV and telephone points.

**Bedroom 3:**

9'10 x 7'3 (3.00m x 2.21m)

TV point.

**Bathroom:**

Panelled bath. Walk-in cubicle with remote controlled shower. Vanity wash basin and low level WC. Tiled splashback. Extractor. Mood lighting.

**Outside:**

Driveway to Garage with electronic roller door and carport. Front Garden with further off street parking and shrub beds. Enclosed Rear Garden laid mainly to patio and chippings. Summerhouse with power and light. Outside tap. Shrub borders. Pedestrian access to driveway.

**Tenure:**

Freehold

**Council Tax:**

Band D

**Services:**

Mains Water and Electricity. LPG Gas. Private drainage. Warm-Air Heating is provided by an external air-conditioning unit.

**Broadband & Mobile Coverage**

Information is available at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

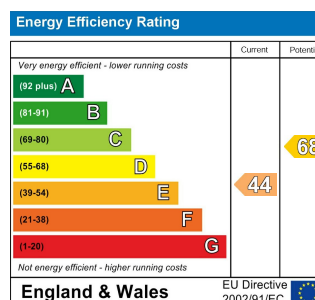
**Data Protection:**

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - [www.stephenand.co.uk](http://www.stephenand.co.uk)

**Anti-Money Laundering**

Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

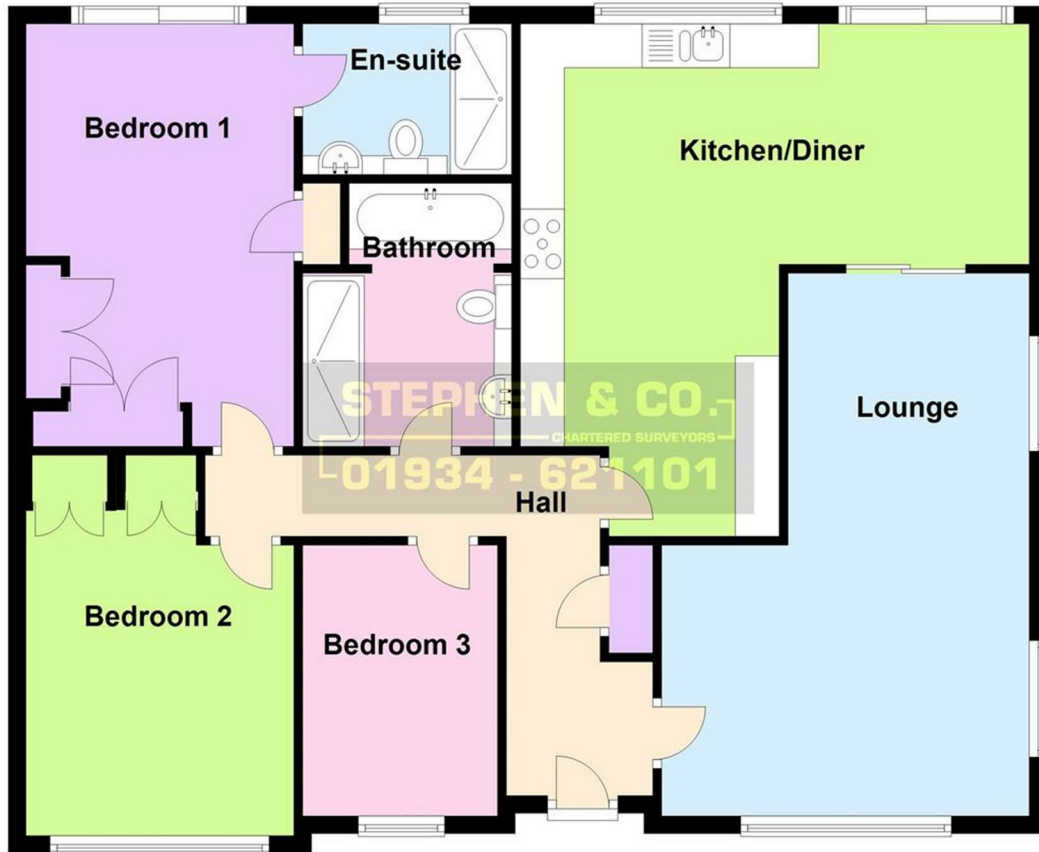
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





## Ground Floor

Approx. 103.3 sq. metres (1112.2 sq. feet)



Total area: approx. 103.3 sq. metres (1112.2 sq. feet)

Floor plans are for illustrative purposes only and not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.  
Plan produced using PlanUp.





